Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2026-12 **LEGISTAR: #20260577**

LANDOWNERS: [redacted]

APPLICANT: Same as above

AGENT: Parks Huff
Sams, Larkin & Huff, LLP

PROPERTY ADDRESS: 1155 Powers Ferry Place

PARCEL DESCRIPTION: Land Lot 07870 District 17 Parcel 0110

AREA: +/- 10.727 acres **COUNCIL WARD:** 7A

EXISTING ZONING: CRC (Community Retail Commercial)

REQUEST: CRC with an additional use (data infrastructure facility)

FUTURE LAND USE: RAC (Regional Activity Center)

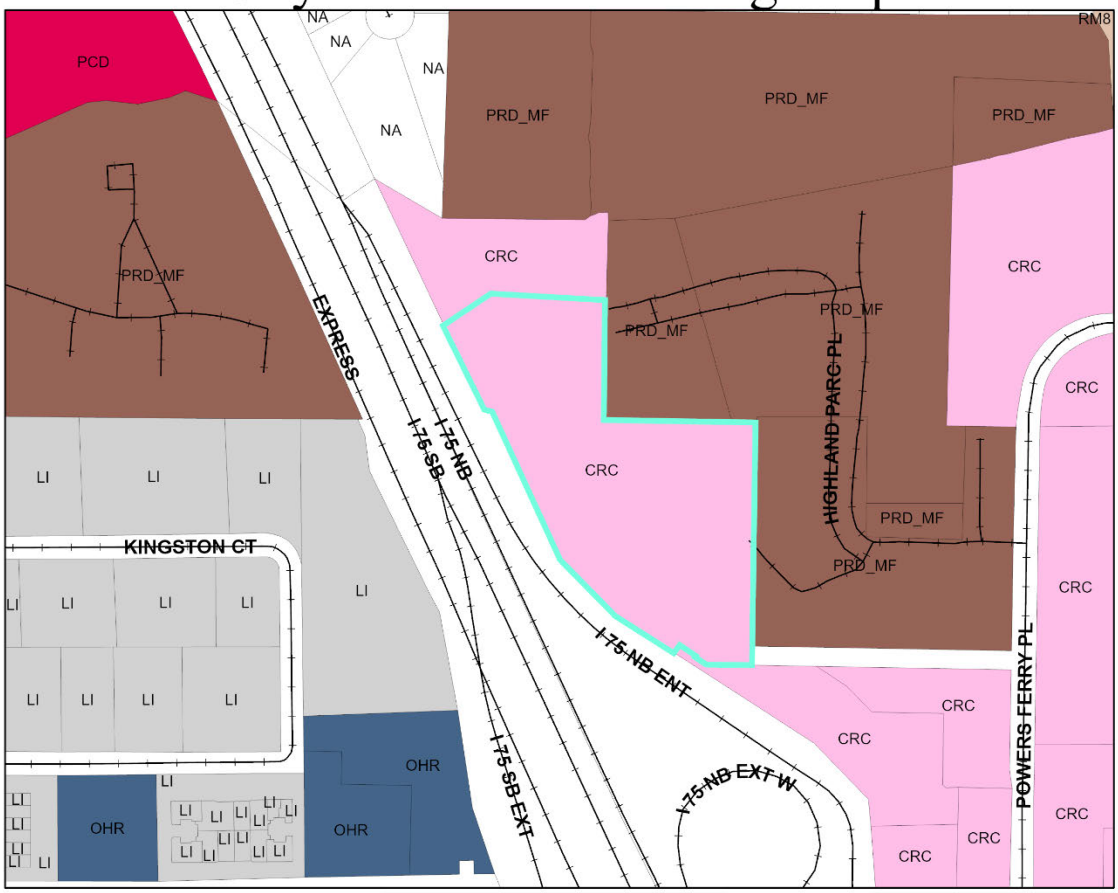
REASON FOR REQUEST: To allow the existing site and building to be converted into a data infrastructure facility.

PLANNING COMMISSION HEARING: Wednesday, July 1st, 2026 – 6:00 pm

CITY COUNCIL HEARING: Wednesday, July 8th, 2026 – 7:00 pm

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

City of Marietta Zoning Map



Zoning

SINGLE FAMILY RESIDENTIAL		**COMMERCIAL**	
R-1	One Unit/Acre	NRC	Neighborhood Retail
R-2	Two Unit/Acre	CRC	Community Retail
R-3	Three Unit/Acre	RRC	Regional Retail
R-4	Four Unit/Acre	CBD	Central Business District
ATTACHED FAMILY RESIDENTIAL		PCD	Planned Commercial Dev.
RA-4	Four Unit/Acre	MXD	Mixed-Use Dev.
RA-6	Six Unit/Acre	OIT	Office Institutional Trans.
RA-8	Eight Unit/Acre	LRO	Low-Rise Office
PRD(SF)	Planned Residential Dev.	OI	Office Institutional
MHP	Mobile Home Park	OS	Office Services
MULTI FAMILY RESIDENTIAL		OHR	Office High-Rise
RM-8	Eight Unit/Acre	**INDUSTRIAL**	
RM-10	Ten Unit/Acre	LI	Light Industrial
RM-12	Twelve Unit/Acre	HI	Heavy Industrial
RHR	Residential High Rise	PID	Planned Industrial Dev.
PRD(MF)	Planned Residential Dev.		

District	*Land Lot*	*Parcel*	*Current Zoning*	*Proposed Zoning*
17	**07870**	**0110**	**CRC**	**CRC w/ additional use**

Comments:
1155 Powers Ferry Place

Date: **6/10/2026**

Planning & Zoning Division

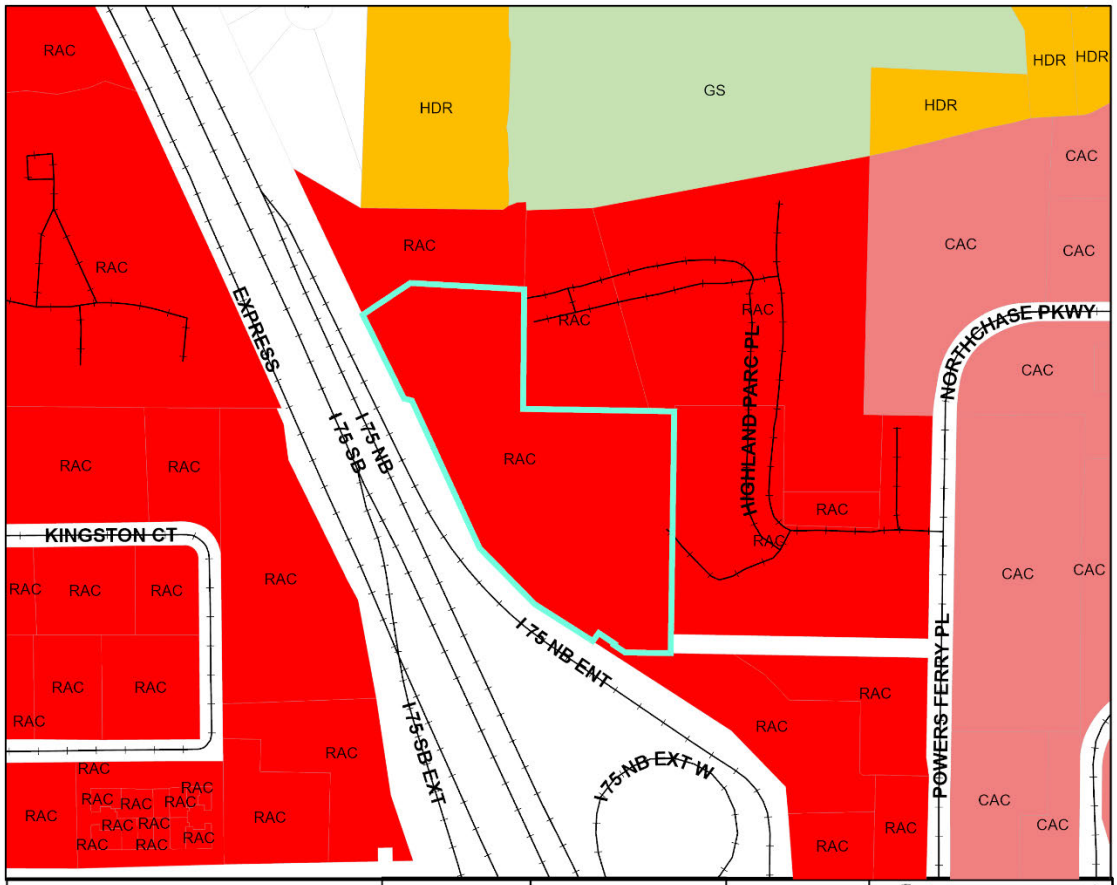
N

0 40 80 160 Feet

CITY OF Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

City of Marietta Area FLU Map



Future Land Use

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighobrhood Activity
CAC	Community Activity Center
RAC	Regional Activity Center
CBD	Central Business District
IM	Industrial - Manufacturing
IW	Industrial - Warehousing
OSC	Open Space/Conservation
PR	Parks & Recreation
CSI	Community Service & Institutional
TCU	Transportation, Communication & Utilities
MXD	Mixed Use

District	*Land Lot*	*Parcel*	*Current FLU*	*Proposed FLU*
17	07870	0110	RAC	n/a

Comments:
1155 Powers Ferry Place

N

1:4,400

Date: **6/10/2026**

Planning & Zoning Division

CITY OF Marietta GEORGIA

PICTURES OF PROPERTY

View of the entrance of the subject property

Internal views of the subject property

Aerial imagery of the subject property (billboards represented in red)

Views of the existing billboards on the subject property

STAFF ANALYSIS

Location Compatibility

[redacted] represented by Parks Huff, is requesting the rezoning of 10.727 acres located at 1155 Powers Ferry Place from CRC (Community Retail Commercial) to CRC with an additional use to allow a 'regional mission critical digital infrastructure' (data infrastructure facility/data center) within an existing commercial self-storage facility. The site contains a one-story concrete building and multiple rows of exterior self-storage units.

Surrounding zoning includes PRD-MF (Planned Residential Development – Multi-Family) to the northeast developed with Elme Apartments, CRC to the south developed with the Rodeway Inn hotel, CRC to north consisting of a vacant lot, and Interstate 75 forming the western boundary.

Use Potential and Impacts

The applicant proposes converting a portion of the existing concrete building on the site into an 18 megawatt data center, with operations taking place inside the existing building. The exterior portion of the site would be significantly changed, as most of the existing self-storage rows are planned for demolition to make room for an exterior support area. Some portions of the storage structures would remain and be used for service-related functions.

Data centers rely on cooling and electrical systems that run continuously, which can create steady mechanical noise. Under Marietta's Noise Ordinance (10-6), a noise disturbance is established when sound levels received by a property exceed specific limits. For residential properties, the limits are 65 dBA/84 dBC between 7 a.m. and 11 p.m. and 60 dBA/79 dBC between 11 p.m. and 7 a.m. Because the project includes a new exterior support area, the placement of equipment, noise control, lighting, and screening will be important considerations, especially with Elme Apartments to the northeast and the Rodeway Inn to the south. The applicant indicates that exterior mechanical and electrical equipment would be housed within purpose-built enclosures and screened areas designed to reduce noise and visibility and utilize a closed-loop air-cooled system. These systems reduce water usage but increase the need for high-velocity fans. However, no additional information or specifications were provided to verify how these systems would be designed or operated. Since Marietta's zoning code does not include specific requirements for data center equipment, noise levels, or screening standards, more detailed information on these items would need to be provided to evaluate the potential impacts on surrounding properties.

How Other Jurisdictions are Responding to Data Centers

Some nearby jurisdictions have taken different approaches to regulating data centers as they have become more common, and a few have recently updated their zoning codes to address noise, water usage, equipment placement, and compatibility with nearby development. Cobb County, the City of Atlanta, Athens-Clarke County, and Clayton County have each adopted moratoriums or new zoning standards intended to address these issues.

Consideration for Marietta's Zoning Code

Marietta's zoning ordinance does not currently define data centers as a separate use, distinguish between large-scale and small-scale centers, or include standards specific to their equipment or operations. As a result, applications of this type are reviewed under existing commercial categories, which may not fully address the unique characteristics of data center development. This case also highlights a type of use that the City may want to evaluate further as part of future zoning code updates.

Comprehensive Plan

The City's Comprehensive Plan designates this parcel's Future Land Use (FLU) as Regional Activity Center (RAC), which is intended to support medium and high intensity office and commercial development serving regional markets and trade areas along major arterials and Interstate 75. Although the rezoning request is for CRC with an additional use, data centers are more commonly associated with industrial-type development due to their reliance on large-scale mechanical equipment, continuous electrical demand, and exterior support areas. These operational characteristics align more closely with industrial uses than with the commercial and office activities envisioned within the RAC designation. Therefore, this rezoning request does not align with the City's Comprehensive Plan.

Environmental Impacts

Approximately 2.5% of the property lies within the floodplain associated with Rottenwood Creek. The applicant's concept plan does not show any exterior improvements, grading, or development activity within the mapped floodplain.

The application states that closed-loop air-cooled system and energy management systems will be employed but no specific details have been provided, making it difficult to gauge how the project will impact nearby Rottenwood Creek.

Economic Functionality

The property is developed and operating as a commercial self-storage facility, which provides an established and economically viable use under the existing CRC zoning. The site functions as intended within this zoning district, and the current use continues to support a reasonable level of economic activity without indications of underutilization. The request to introduce a data center would change the nature of activity occurring within the building, shifting the property from a customer-oriented commercial use to a specialized operational use. While the proposed use would alter how the building functions, the property remains economically functional in its present condition.

Infrastructure

The proposed data center use is not expected to generate notable transportation impacts, as the facility would operate with limited on-site staff and minimal daily traffic. No changes to public roadways or access points are proposed. A public sewer line runs through the property, and any future development activity would be required to avoid placing permanent structures within the sewer easement area. No additional impacts to public infrastructure or services have been identified at this time.

The site contains 127 existing parking spaces, which is sufficient to support both the continued self-storage operations and the proposed data center use. Estimated parking needs for the combined uses—based on the self-storage formula of one space per 40 units and the data center classification under warehouse and distribution at one space per 2,000 square feet—are substantially lower than the existing supply. As a result, no parking issues are anticipated, and it does not appear that parking-related variances will be necessary. Any future modifications to the site will be required to comply with Section §716.07(J).

Existing fencing and controlled access points will also remain. The applicant is not proposing new perimeter fencing or gate installations as part of this request. Any future modifications to fencing or gates would be required to comply with Section §710.04 and applicable fire and safety standards, but no such changes are included in the current proposal.

Overhead Electrical/Utilities

There are no overhead utilities located on the site. Any new utility installations associated with the project would be required to be placed underground in accordance with current development standards.

History of Property

In 1985, an administrative variance was approved to allow grading within the 50-foot undisturbed landscape buffer (AV-8541). In 2000, an administrative variance permitted a 90-foot monopole tower on the property (AV2000-26). In 2001, five variances were approved to allow a billboard on the site (V2001-26). Most recently, a variance was granted to allow the existing billboard to be converted into a digital billboard within 500 feet of residential zoning (V2026-04).

Other Issues

Nonconforming status
The site contains several existing nonconformities, including encroachments into the sewer easement, building and paving encroachments into the required landscape buffer, and the presence of chain-link fencing where a solid buffer fence is required under Section §710.05. In accordance with Section §706.03, these nonconforming conditions may remain as long as they are not expanded or intensified. Staff does not recommend granting variances for these existing conditions as part of the rezoning request. Any additional site nonconformities

identified during permitting will be addressed at that stage and regulated under Section §706.03.

Billboards

Two (2) billboards are located on the property and, aside from the northernmost billboard being converted into a digital billboard (V2026-04), are unchanged. The billboards together are considered legally nonconforming under the existing CRC zoning category because they are less than the required 1,000 feet apart and not located on separate, independent parcels of property.

Assuming the applicant wishes to retain the billboards and City Council agrees, rather than granting numerous variances to legitimize the multitude of nonconformities, Staff suggest the stipulation listed below become a condition of rezoning. Such a stipulation will allow the billboards to remain if the development moves forward, but it would not encourage the structures' perpetual survival, as is intended by Section 706, Nonconforming Uses.

- Stipulation to allow the two (2) existing billboards to remain and continue their nonconforming status in association with the existing buildings and additional site work for this project only, their status to be reevaluated in any future redevelopment.

ANALYSIS & CONCLUSION

[redacted] represented by Parks Huff, is requesting a rezoning at 1155 Powers Ferry Place from CRC (Community Retail Commercial) to CRC with an additional use to allow a data center within an existing commercial self-storage facility. Surrounding zoning includes PRD-MF (Planned Residential Development – Multi-Family) to the northeast (Elme Apartments), CRC to the south (Rodeway Inn), CRC to north (vacant lot), and Interstate 75 forming the western boundary. The proposal involves converting a portion of the existing building into a data center and demolishing most of the exterior self-storage rows to create an infrastructure support area.

Data centers rely on continuously operating mechanical and electrical systems, which can generate steady noise. Because the project introduces a new exterior support area adjacent to residential and hotel uses, the placement and of equipment and site design will be important considerations. The applicant has indicated that mechanical equipment would be housed within purpose-built enclosures and utilize a closed-loop air-cooled system; however, no technical specifications or operational details were provided. Since Marietta's zoning code does not include standards specific to data centers, additional information would be needed to evaluate potential impacts on surrounding properties.

Some nearby jurisdictions have taken different approaches to regulating data centers as they have become more common, and a few have recently updated their zoning codes to address noise, water usage, equipment placement, and compatibility with nearby development. Cobb County, the City of Atlanta, Athens-Clarke County, and Clayton County have each adopted moratoriums or new zoning standards intended to address these issues.

The property contains several existing nonconformities, including buffer and sewer easement encroachments and chain-link fencing where a solid buffer fence is required. Two billboards on the site are also legally nonconforming due to spacing and parcel requirements. Under Section §706, these conditions may remain but should not be expanded or intensified. Staff does not recommend granting variances to legitimize them. If the applicant wishes to retain the billboards and City Council agrees, staff recommends a stipulation allowing them to continue their nonconforming status for this project only, with their status reevaluated upon any future redevelopment.

The City's Comprehensive Plan designates this parcel as Regional Activity Center (RAC), intended for medium- and high-intensity office and commercial development along major corridors. Although the request maintains CRC zoning with an additional use, data centers operate more like industrial facilities. These characteristics do not align with the commercial and office uses envisioned within RAC, and the request is therefore not consistent with the Comprehensive Plan.

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Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	8 inch
Capacity of the water line?	A fire flow test may be required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - WASTEWATER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	12 inch
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not Provided
Treatment Plant Name?	R. L. Sutton W.R.F.
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

Department of Development Services
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Marietta, Georgia 30060

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	Yes
What percentage of the property is in the flood plain?	2.5%
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	Unknown
If so, is the use compatible with the possible presence of wetlands?	Unknown
Do stream buffers exist on the parcel?	If not piped, Yes. If piped, No.
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

- *Floodplain elevation certificate will be required.*

TRANSPORTATION

What is the road affected by the proposed change?	
What is the classification of the road?	
What is the traffic count for the road?	
Estimated # of trips generated by the proposed development?	
Estimated # of pass-by cars entering proposed development?	
Do sidewalks exist in the area?	
Transportation improvements in the area?	
If yes, what are they?	

Department of Development Services
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Marietta, Georgia 30060

DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	55
Distance to nearest station?	1.2 miles
Most likely station for 1st response?	55
Service burdens at the nearest city fire station (under, at, or above capacity)?	Below Capacity

Site and building construction will be required to conform to state and local Fire/Safety Minimum Standards, and Georgia Accessibility Code.

New buildings will be subject to the Marietta Fire Protection Sprinkler ordinance [2-6-140].

Maintain fire department access road for building circulation. On site fire hydrants are required to be maintained. Remote power disconnect may be required upon building construction. Building fire protection sprinklers may require upgrade to protect new commodities and arrangement.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes__X__ No_____

If not, can this site be served? Yes_____ No_____

What special conditions would be involved in serving this site?
Jacob Howell will be the contact for this job: jhowell@mariettaga.gov/7707945704

Marietta GEORGIA

RECEIVED 05/19/2026

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: Z2026-12 **Legistar #:** 20260577 **PZ #:** 26-027

Planning Commission Hearing: July 1, 2026 **City Council Hearing:** July 8, 2026

Owner's Name [redacted]

Documentation showing names of Principals authorized to sign application is **required for Corporations.**

EMAIL Address: [redacted]

Mailing Address [redacted] Zip Code: [redacted] Telephone Number [redacted]

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____

EMAIL Address: _____

Mailing Address _____ Zip Code: _____

Telephone Number _____ Add'l Email Address: _____

Address of property to be rezoned: 1155 Powers Ferry Place, Marietta, GA 30067

Land Lot (s) 787, 788, and 789 District 17 Parcel 17078700110 Acreage 10.7269 ac Ward 7A Future Land Use: RAC

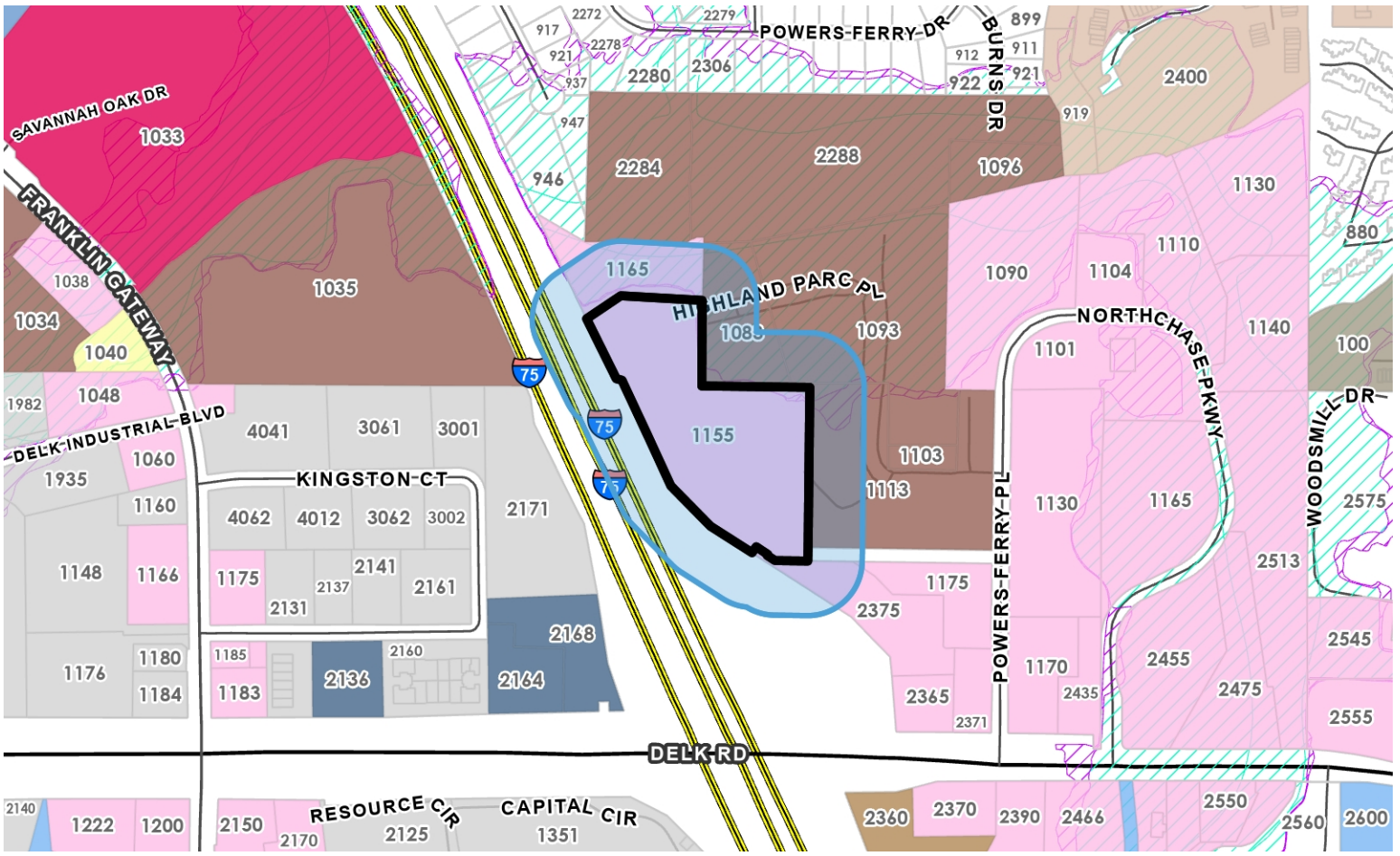
Present Zoning Classification: CRC Proposed Zoning Classification: CRC

REQUIRED INFORMATION

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. Application
2. Legal Description.
3. Copy of the deed that reflects the current owner(s) of the property. Documentation showing names of principals authorized to sign application is **required for Corporations.**
4. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
5. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.
6. A detailed written description of the proposed development/project must be submitted with the application.
7. **REZONING REQUESTS TO PRD, PCD, PID, or MXD MUST INCLUDE THE *GENERAL PLAN CHECKLIST* WITH THIS APPLICATION.**
8. Application fee – *see next page*

Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1155 POWERS FERRY PL	17078700110	9.834	7A	CRC	RAC

Property Owner: [redacted]

Applicant: [redacted]

Proposed Zoning:

Agent:

Proposed Use:

Planning Commission Date: JUL 1, 2026

City Council Hearing Date: JUL 8, 2026 Case Number: Z2026-12

City of Marietta Planning & Zoning

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Moble Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

1. INTRODUCTION

This Application for Rezoning seeks certain entitlements in order to adapt and reuse a portion of their existing commercial self-storage facility for a regional mission critical digital infrastructure use. Approximately 40% of the existing one-story concrete building area will be converted into a secure enterprise mission critical data infrastructure facility. The remaining 60% of the building will continue to operate as self-storage under the current use. This conversion will modernize underutilized commercial space while preserving the existing building shell, parking and circulation. No significant building expansion is proposed.

The Subject Property is zoned CRC in the City of Marietta and is located on the west side of Powers Ferry Place, and the east side of I-75, north of Delk Road, and is located within the RAC land use designation on the City of Marietta's Future Land Use Map ("FLUM"). The proposed use is not clearly defined in the Marietta code, so the request is to approve this mission critical data facility. The facility is located close to businesses and residents, so mission critical data processing is available with minimal latency which is important in critical needs such as traffic control automation and similar functions.

2. IMPACT ANALYSIS

The Subject Property is surrounded by a mix of other commercial and multi-family residential zonings and uses. The proposed mission critical data facility will occupy a small portion of the existing self-storage facility. Limited exterior support infrastructure associated with mission critical operations may be located within existing paved portions of the site adjacent to Interstate 75. Such improvements are intended to support resilient facility operations and will be screened and designed to minimize visual, acoustical, and operational impacts to adjacent properties. No material expansion of the building footprint is proposed.

To the extent exterior support infrastructure is implemented, improvements are anticipated to occur primarily within existing impervious paved areas and are intended to minimize land disturbance. No significant grading, expansion of impervious surface, or broad site disturbance is anticipated.

Facility infrastructure will be designed in accordance with applicable utility, environmental, and municipal requirements.

No increase in water consumption is anticipated, utilizing sustainability measures such as energy management systems and a closed-loop air-cooled system. No increase in electricity costs to other ratepayers is anticipated, with the applicant funding any required infrastructure improvements and paying the applicable utility rates.

The design incorporates measures intended to minimize acoustical impacts, including sound barriers and equipment enclosures. The proposed adaptive reuse is also expected to generate limited traffic impacts and less vehicular noise than many alternative commercial uses. The white space area (21,570 square feet) is contemplated as mission critical infrastructure use. Grey space (15,365 square feet) and office/administration (6,317 square feet) remain support functions and CRC compatible uses. As a result, only approximately 22% of the total existing building area is proposed for mission critical digital infrastructure use, with the balance of the facility remaining existing storage and CRC compatible operations. The proposed mission critical data processing facility will provide computing and data needs close to the end users, which is critical for situations where latency is an issue, such as traffic controls or medical facility operations.

The Subject Property is tucked between the rear of a multi-family residential development and I-75. The proposed use will be situated on the side of the property that is on the closer side to I-75.

The proposed Rezoning of the Subject Property is entirely appropriate from a land use planning perspective and particularly in light of the use and development of adjacent and nearby properties which consist of a mixture of commercial and residential uses. To the east, the property abuts PRD (MF), to the north is PRD (MF) and CRC, and to the west is I-75.

3. CONCLUSION

Based upon the foregoing, Prime Storage Powers Ferry Place Marietta, LLC respectfully requests that its Application for Rezoning be approved while soliciting any comments from the City's staff and/or City officials so that such recommendations or input may be incorporated as conditions of approval of this Application for Rezoning.

Respectfully submitted, this the 19th day of May 2026.

SAMS, LARKIN & HUFF, LLP

[redacted]

By: _____
PARKS F. HUFF
Attorney for Applicant
Georgia Bar No. 375010

[redacted]

ITEMS CORRESPONDING TO SCHEDULE B–II

Old Republic National Title Insurance Company
Commitment No.: ORGA640459
Commitment Date: September 1, 2018 8:00 AM

SCHEDULE B, PART II

8. Short form of Lease recorded on May 23, 2000 in Book 13264, Page 3571; Memorandum of Assignment of Lease recorded on March 9, 2015 in Book 15222, Page 5840; Memorandum of Assignment of Lease recorded on January 4, 2005 in Book 14080, Page 1604 and Memorandum of Assignment of Lease recorded on March 2, 2012 in Book 14924, Page 232.
LEASE AREA AS SHOWN ON SURVEY

9. Memorandum of Assignment of Lease recorded on January 4, 2005 in Deed Book 14060, Page 1590; as affected by Memorandum of Assignment of Lease recorded on June 19, 1995 in Deed Book 8824, Page 205; as affected by Memorandum of Assignment of Lease recorded on June 22, 2017 in Deed Book 15453, Page 1917; as affected by Estoppel Certificate recorded on October 2, 2001, Book 13424, Page 4110 and Sub-lease Agreement recorded on February 5, 2014 in Book 15136, Page 5458.
DOUBLE FACE OUTDOOR ADVERTISING BILLBOARD SIGN AS SHOWN ON SURVEY

10. Memorandum of Assignment of Lease recorded on January 4, 2005 in Book 14093, Page 1597; as affected by Memorandum of Assignment of Lease recorded on June 19, 1995 in Book 8824, Page 219.
ASSIGNMENT OF LEASE IS NOT A SURVEYING ISSUE-LEASE AREA AS DESCRIBED IN DEED BOOK 8824, PAGE 219 DOES NOT LIE UPON SUBJECT PROPERTY-OFFSITE AS SHOWN ON SURVEY - AS SHOWN ON SURVEY.

11. Assignment of Billboard Lease Purchase Agreement recorded on July 25, 2017 in Book 15462, Page 5317.
DESCRIPTION OF LEASE AREA SAME AS SHOWN AT DEED BOOK 15136, PAGE 5458, SEE EXCEPTION #9.

12. Tenancy in Common Agreement recorded on January 4, 2005, Book 14093, Page 1574 and Consent to Voluntary Transfer recorded on April 20, 2005 in Book 14142, Page 896 and Consent to Voluntary Transfer recorded on March 2nd, 2012 in Book 14824, Page 335.
NOT A SURVEYING ISSUE

13. Easement from J.T. Spinks, to Board of Lights and Water Works, dated November 22, 1935, recorded in Book 336, Page 128.
ORIGINAL DEED TOO VAGUE TO DETERMINE LOCATION
10' SANITARY SEWER EASEMENT AS SHOWN ON SURVEY AS TO EXISTING SEWER LINE
DESCRIPTION IS NOT SUFFICIENT TO DETERMINE EXACT LOCATION

14. Limited Warranty Deed recorded on January 4, 1985 in Book 3365, Page 280; grantor retains right of easement for drainage facilities.
AS SHOWN ON SURVEY

15. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
NOT A SURVEYING ISSUE

16. Easement recorded on November 4, 1955 in Deed Book 335, Page 26, as partially released by Quitclaim Deed recorded (SIC) on March 14, 1995 in Deed Book 8767, Page 374.
AS SHOWN ON SURVEY

17. Easement recorded on March 19, 1985 in Deed Book 3434, Page 521.
AS SHOWN ON SURVEY

18. Easement recorded on December 30, 1985 in Deed Book 3775, Page 383.
20' SANITARY SEWER EASEMENT AS SHOWN ON SURVEY

19. Easement recorded on November 10, 1955 in Book 335, Page 82, partially released by Quitclaim Deed recorded on March 14, 1995 in Book 8767, Page 377.
AS SHOWN ON SURVEY

20. Distribution Line Permit from Pace Warehouse, Inc. to Board of Lights and Water, dated July 24, 1985, recorded in Deed Book 3595, Page 22.
GRAPHICALLY PLOTTED TO EXHIBIT AS SHOWN ON SURVEY

21. Slope Easement contained in Declaration of Taking in that Action of condemnation styled Department of Transportation vs G and B Properties, a Georgia general partnership, et alm, being Civil Action file number 86A6542-99 in the Superior Court of Cobb County, Georgia.
AS SHOWN ON SURVEY

22. Declaration of Billboard and Related Easements, Covenants and Restrictions recorded July 23, 1997 in Deed Book 10515, Page 300 and assigned in Assignment of Easements, Covenants and Restrictions recorded August 17, 1999 in Deed Book 12806, Page 344.
AS SHOWN ON SURVEY

23. Sign Easement in Warranty Deed recorded November 10, 9171 in Deed Book 1267, Page 410.
AS SHOWN ON SURVEY

24. Sign Easement in QuitClaim Deed recorded August 30, 1978 in Deed Book 1922, Page 175.
AS SHOWN ON SURVEY

ZONING INFORMATION

THE PLANNING & ZONING RESOURCE COMPANY
PZR SITE NUMBER: 121456-1
DATE: 6/28/2018
JURISDICTION: CITY OF MARIETTA
CURRENT ZONING: "CRC" COMMUNITY RETAIL COMMERCIAL

SETBACKS:
a. Front: Arterial – 40 feet
Collector/Local – 35 feet
b. Side: Major – 25 feet
Minor – 15 feet
c. Rear: 35 feet
d. Landscape Buffer: Directing Abutting Residential – 40 feet

BUILDING SIZE:
a. Maximum Building Height or Stories: 75 feet
b. Existing Building Height or Stories: 9.5 feet to 33.2 feet
c. Building Site Area Requirements: Minimum Lot Size: 20,000 sq. ft.
Existing: 467,275 sq. ft.
Minimum Lot Width: 100 feet
Existing: 100 feet
Minimum Landscaped Area: 15%
Existing: 18%

PARKING:
a. Parking Space Formula: Self Storage Facility: 1 space per 40 units
Estimated 800 units / 40 = 20
b. Parking Spaces Required: 20 Total Parking Spaces
c. Existing Parking Spaces: 127 Total Parking Spaces including 1 handicap space

VICINITY MAP – NOT TO SCALE

MISCELLANEOUS NOTES

MN1. AT THE TIME OF THE SURVEY WE OBSERVED NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN THE PAST TWO MONTHS.

MN2. AT THE TIME OF THE SURVEY WE OBSERVED NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

MN3. AT THE TIME OF THE SURVEY, WE OBSERVED NO VISIBLE EVIDENCE OF AREAS OF SUBSTANTIAL REFUSE.

MN4. AT THE TIME OF THE SURVEY THERE EXIST THE FOLLOWING PARKING SPACES:

REGULAR PARKING SPACES:	126 SPACES
HANDICAPPED SPACES:	1 SPACES
TOTAL PARKING SPACES:	127 SPACES

MN5. AT THE TIME OF THE SURVEY WE DID NOT OBSERVE THE ADDRESS OF THE PROPERTY 1155 POWERS FERRY PLACE, OBTAINED THRU TAX DOCUMENTS.

MN6. SUBJECT PROPERTY HAS DIRECT ACCESS TO THE WEST R/W OF POWERS FERRY PLACE, A 60' PUBLIC RIGHT OF WAY.

MN7. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVESITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.

MN8. AT THE TIME OF THE SURVEY NO LOCATION OF WETLAND AREAS WERE DELINEATED BY APPROPRIATE AUTHORITIES.

MN9. AT THE TIME OF THE SURVEY NO PARTY WALLS ALONG PROPERTY LINES WERE OBSERVED.

SURVEYOR'S NOTES

1. THIS SURVEY IS CLASSIFIED AS A "ALTA/NSPS LAND TITLE SURVEY".

2. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A NIKON DTM 550 TOTAL STATION AND A TOPCON GRS-1 GPS ROVER (CORRECTED WITH THE I-NET REALTIME GPS NETWORK) ON JULY 06, 2018.

3. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND WAS ADJUSTED USING THE LEAST SQUARES METHOD, AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR AN ALTA/NSPS SURVEY OF 0.07+50 PPM.

4. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1' IN 429,354.

5. NO UNDERGROUND UTILITY LOCATION AS PER TABLE A 11.

6. THIS SURVEY MAY NOT REFLECT ALL SITE IMPROVEMENTS SUCH AS MANHOLES, DRAINAGE STRUCTURES, ETC THAT MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.

SIGNIFICANT OBSERVATIONS

1. 15" CMP CROSSES NORTHERLY PROPERTY LINE INTO ADJACENT PROPERTY.
2. 15" CMP CROSSES NORTHERLY PROPERTY LINE INTO ADJACENT PROPERTY.
3. SUBJECT PROPERTY ASPHALT PAVEMENT CROSSES NORTHERLY PROPERTY LINE INTO ADJACENT PROPERTY.
4. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
5. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
6. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
7. ADJOINERS IRON FENCE CROSSES SUBJECT PROPERTY LINE.
8. SUBJECT PROPERTY WATER VAULT CORNER EXTENDS ONTO ADJOINERS PROPERTY.
9. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
10. ADJOINERS CONCRETE WALK CROSSES PROPERTY LINE INTO SUBJECT PROPERTY
11. SUBJECT PROPERTY FENCE CROSSES SUBJECT PROPERTY LINE ONTO D.O.T. R/W.
12. SUBJECT PROPERTY FENCE CROSSES SUBJECT PROPERTY LINE ONTO D.O.T. R/W.
13. D.O.T. FENCE CROSSES SUBJECT PROPERTY LINE.
14. D.O.T. FENCE CROSSES SUBJECT PROPERTY LINE.
15. RETAINING WALL CROSSES SUBJECT PROPERTY LINE.
16. BUILDING CROSSES INTO 30' SANITARY SEWER EASEMENT.

LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE
LIGHT POLE
A/Y WIRE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC VAULT
TRANSFORMER
AIR CONDITIONER UNIT
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE BOX
STORM DRAIN MANHOLE
STORM DRAIN INLET
STORM PIPE
GREASE TRAP
TRAFFIC SIGNAL BOX
SIGNAL LIGHT POLE
SIGNAL LIGHT
VAULT
SIGN (AS NOTED)
POWER
MONITORING WELL
FLAG POLE
WATER VALVE
FIRE HYDRANT
SIAMESE FIRE HYDRANT
WATER MANHOLE
BACKFLOW PREVENTER
WATER METER
WELL HEAD
SANITARY MANHOLE
CLEAN OUT
GAS MANHOLE
GAS VALVE
GAS METER
HANDICAPPED PARKING
MITERED END SECTION
BENCHMARK
(R) RECORD
(M) MEASURED
(C) CALCULATED
VOL VOLUME
PG PAGE
O.R. OFFICIAL RECORDS
P.B. PLAT BOOK
1/2"RBF 1/2" RE-BAR FOUND
1/2"RBS 1/2" RE-BAR SET
POINT OF ACCESS
CMP CORRUGATED METAL PIPE
DOT DEPT. OF TRANSPORTATION
60D PK NAIL FOUND

OH — OVERHEAD WIRES
E — UNDERGROUND ELECTRIC LINE
GAS — GAS LINE
W — WATER LINE
SD — STORM DRAIN LINE
S — SEWER LINE

EASEMENT AREAS

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS IN ZONE "X" AND ZONE "AE " OF THE FLOOD INSURANCE RATE MAP NUMBER 13067C0136G WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 16, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
07/13/18	FIRST DRAFT	08/21/18	NETWORK COMMENTS
08/16/18	NETWORK COMMENTS	08/25/18	NETWORK COMMENTS
08/27/18	NETWORK COMMENTS	09/06/18	NETWORK COMMENTS
FIELD WORK: 07/26/18	DRAFTED: SM	CHECKED BY: LS/GS	FB & PG:

LOCATED IN
LAND LOTS 787, 788 & 798
17TH DISTRICT, 2ND SECTION
CITY OF MARIETTA, COBB
COUNTY, GEORGIA
PROJ. NUMBER: 18–06–330

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
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RECORD DESCRIPTION

The Land referred to herein below is situated in the County of Cobb, State of GA, and is described as follows:

Parcel 1 - Fee Parcel

ALL THAT TRACT or parcel of land lying and being in Land Lots 787, 788 and 798 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin placed on the line formed by the southerly line of Land Lot 788 and the northerly line of Land Lot 787, 663.0 feet in a westerly direction along said line from the northeast corner of said Land Lot 787; thence North 02 degrees 00 minutes 38 seconds East for a distance of 3.00 feet to an iron pin placed; thence South 88 degrees 09 minutes 06 seconds East for a distance of 163.70 feet to an iron pin placed; thence South 01 degrees 40 minutes 40 seconds West for a distance of 592.80 feet to an iron pin placed; thence South 88 degrees 27 minutes 14 seconds East for a distance of 679.89 feet to an iron pin placed on the westerly right-of-way line of Powers Ferry Place (60-foot right-of-way); thence South 01 degree 30 minutes 19 seconds West along said westerly right-of-way 50.00 feet to an iron pin found; thence departing said westerly right-of-way and proceeding North 88 degrees 27 minutes 10 seconds West for a distance of 682.76 feet to an iron pin placed; thence North 88 degrees 27 minutes 20 seconds West for a distance of 163.04 feet to an iron pin placed on the northeasterly right-of-way of Interstate 75 (variable right-of-way); thence North 36 degrees 57 minutes 44 seconds West along the said northeasterly right-of-way for a distance of 219.09 feet to an iron pin placed; thence continuing along said right-of-way North 43 degrees 04 minutes 06 seconds West for a distance of 213.44 feet to a concrete monument found; thence continuing along said right-of-way North 24 degrees 15 minutes 05 seconds West for a distance of 429.86 feet to a concrete monument found; thence continuing along said right-of-way North 85 degrees 22 minutes 39 seconds West for a distance of 22.55 feet to a concrete monument found; thence continuing along said right-of-way North 24 degrees 12 minutes 19 seconds West for a distance of 261.28 feet to an iron pin placed; thence departing said right-of-way and proceeding North 63 degrees 17 minutes 55 seconds East for a distance of 149.85 feet to an iron pin placed; thence South 07 degrees 23 minutes 49 seconds East for a distance of 292.61 feet to an iron pin placed; thence South 01 degree 10 minutes 04 seconds West for a distance of 313.58 feet to an iron pin placed; thence South 88 degrees 09 minutes 06 seconds East for a distance of 237.00 feet to the POINT OF BEGINNING. Shown as 10.727 acres.

Parcel 2 - Leasehold Parcel

That certain Leasehold interest as evidenced by a Memorandum of Assignment of Lease recorded in Deed Book 8824, Page 219, as effected by Memorandum of Assignment of Lease recorded in Deed Book 14060, Page 1597, as further effected by Memorandum of Assignment of Lease recorded _____, 2018, more particularly described as follows:

All that tract or parcel of land lying and being in land lot 798, 17th District, 2nd section, Cobb county, Georgia, and being more particularly described as follows:

Beginning at an iron pin found at the intersection of the Western side of Powers Ferry Place (60-foot right of way) with the Northern right of way of Delk Road (said point being 130 feet North of the center line of Delk Road); from said point traveling along the Northern right of way of Delk Road North 88 degrees 23 minutes 40 seconds West, a distance of 45.0 feet to a point on said right of way thence leaving said right of way and traveling North 01 degree 36 minutes 05 seconds East, 65.00 feet to a point; thence Traveling South 88 degrees 09 minutes 06 seconds East, 30 feet to a point; thence traveling North 01 degree 36 minutes 05 seconds East, 135 Feet to a point; thence traveling North 88 degrees 23 minutes 55 seconds West, 125 feet to a point; thence traveling North 1 degree 36 minutes 5 Seconds East, 107.8 feet to a point; thence traveling South 88 degrees 23 minutes 55 seconds ENst, 140 feet to a point located on the Western right of way of Powers Ferry Place; thence traveling along the Western right of way of Powers Ferry Place South 1 degree 36 minutes 5 seconds West, 306.67 feet to an iron pin found at the true point of beginning being more Particularly described as demised premises, 20,038 square feet (includes Signage area) as shown on that survey of pace sign lease area for Devon/Atlanta, I.P., a California limited partnership and Chicago title insurance company, prepared by Watts & Browning Engineers, Inc., bearing The seal of v. t. Hammond, G.R.L.S. no. 2554, dated February 28, 1995, most Recently revised March 21, 1995. Said survey being incorporated herein and made a part hereof by reference.

The property shown hereon is the same property described on Exhibit A of the Old Republic National Title Insurance Company Commitment No.: ORGA640459, effective date of September 1, 2018 8:00 AM

ALTA/NSPS LAND TITLE SURVEY

PFP MARIETTA
B&C Project No. 20180025E3_001
1155 Powers Ferry Place, S.E., Marietta, GA 30067

Based upon Title Commitment ORGA640459
of Old Republic National Title Insurance Company
bearing an effective date of September 1, 2018 8:00 AM

Surveyor's Certification

To: Prime Storage Powers Ferry Place Marietta, LLC, a Delaware limited liability company and Natixis Real Estate Capital LLC, and each of their respective successors and assigns; Old Republic National Title Company; and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on July 6, 2018.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.
Furthermore, the undersigned surveyor certifies that
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

Seaton G. Shepherd, Jr.
Registered Land Surveyor No. 2136
In the State of Georgia
Date of Plat or Map: July 13, 2018

SHEET 1 OF 2

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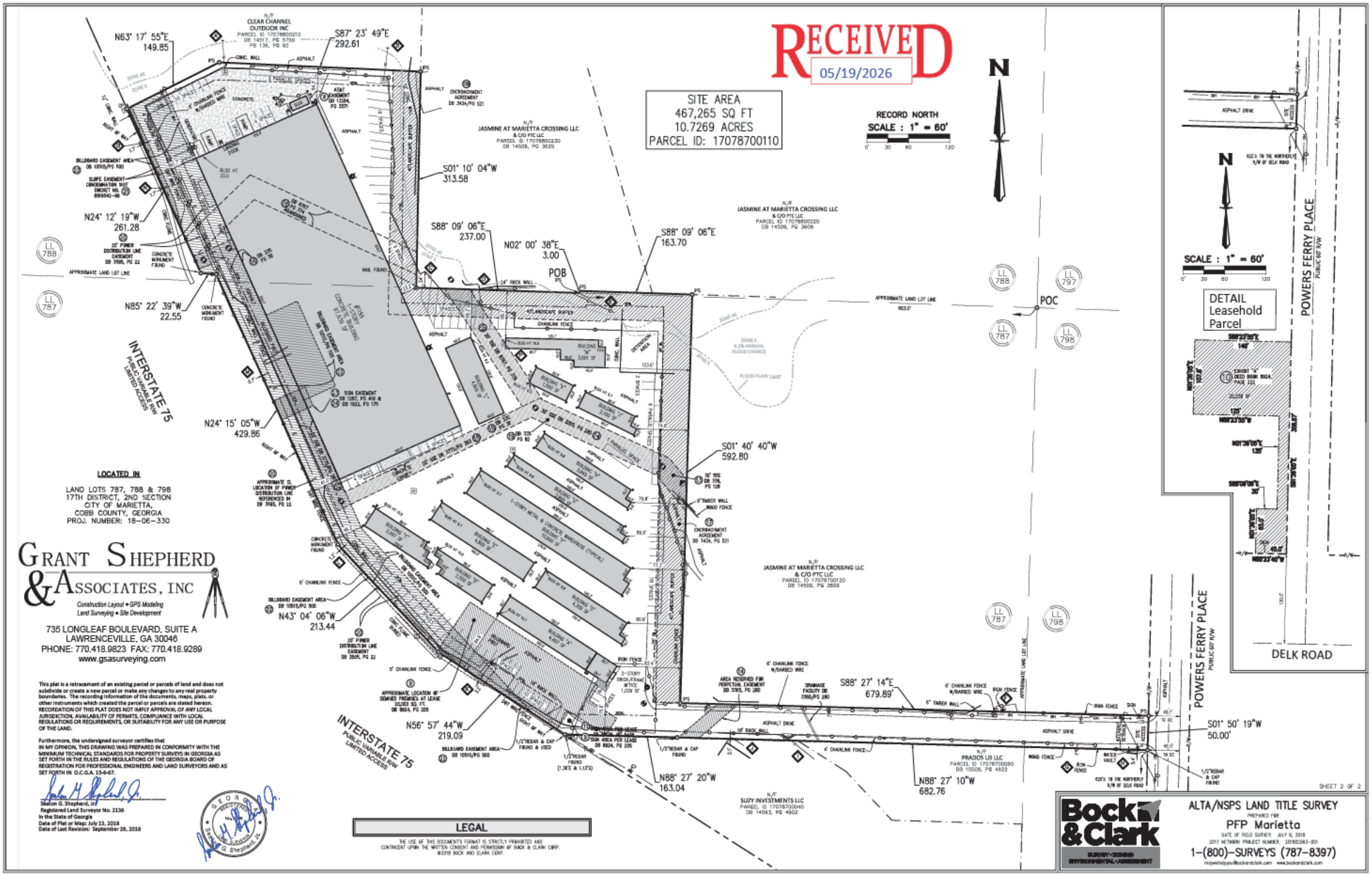
GRANT SHEPHERD & ASSOCIATES, INC
Construction Layout ➔ GPS Modeling
Land Surveying ➔ Site Development
735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com

Bock & Clark
National Coordinators
1–(800)–SURVEYS (787–8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com


RECEIVED
05/19/2026
SITE AREA
467,265 SQ FT
10.7269 ACRES
PARCEL ID: 17078700110
RECORD NORTH
SCALE : 1" = 60'
N63° 17' 55"E
149.85
S87° 23' 49"E
292.61
S01° 10' 04"W
313.58
S88° 09' 06"E
237.00
N02° 00' 38"E
3.00
POB
S88° 09' 06"E
163.70
POC
N24° 12' 19"W
261.28
N85° 22' 39"W
22.55
N24° 15' 05"W
429.86
N43° 04' 06"W
213.44
N56° 57' 44"W
219.09
S01° 40' 40"W
592.80
S88° 27' 14"E
679.89'
S01° 50' 19"W
50.00'
N88° 27' 20"W
163.04
N88° 27' 10"W
682.76
INTERSTATE 75
PUBLIC VARIABLE R/W
LIMITED ACCESS
POWERS FERRY PLACE
PUBLIC 60' R/W
DELK ROAD
DETAIL
Leasehold
Parcel
SCALE : 1" = 60'
JASMINE AT MARIETTA CROSSING LLC
& C/O PTC LLC
PARCEL ID 17078800230
DB 14509, PG 3625
JASMINE AT MARIETTA CROSSING LLC
& C/O PTC LLC
PARCEL ID 17078800220
DB 14509, PG 3609
JASMINE AT MARIETTA CROSSING LLC
& C/O PTC LLC
PARCEL ID 17078700120
DB 14509, PG 3609
SUZY INVESTMENTS LLC
PARCEL ID 17078700040
DB 14583, PG 4602
PRADOS US LLC
PARCEL ID 17078700090
DB 15509, PG 4622
CLEAR CHANNEL OUTDOOR INC
PARCEL ID 17078800210
DB 14512, PG 5758
PB 136, PG 92
LOCATED IN
LAND LOTS 787, 788 & 798
17TH DISTRICT, 2ND SECTION
CITY OF MARIETTA,
COBB COUNTY, GEORGIA
PROJ. NUMBER: 18-06-330
GRANT SHEPHERD & ASSOCIATES, INC
Construction Layout • GPS Modeling
Land Surveying • Site Development
735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com
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Furthermore, the undersigned surveyor certifies that IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.
Shelton G. Shepherd, Jr.
Registered Land Surveyor No. 2336
In the State of Georgia
Date of Plat or Map: July 13, 2018
Date of Last Revision: September 26, 2018
GEORGIA
SHELTON G. SHEPHERD JR.
2336
REGISTERED LAND SURVEYOR
LEGAL
THE USE OF THIS DOCUMENTS FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
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Bock & Clark
SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PFP Marietta
DATE OF FIELD SURVEY: JULY 6, 2018
2017 NETWORK PROJECT NUMBER: 201802563-001
1-(800)-SURVEYS (787-8397)
SHEET 2 OF 2

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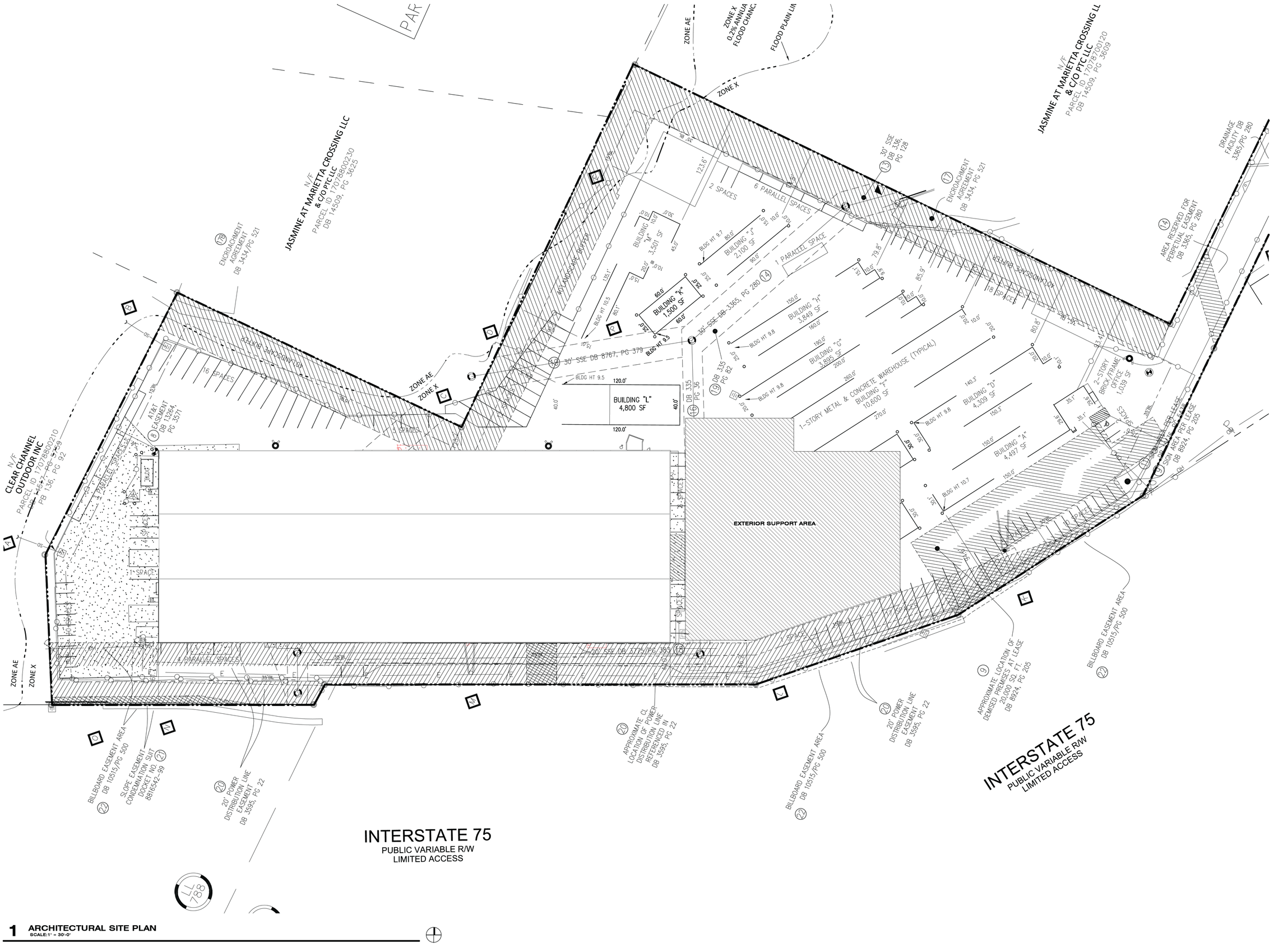
SITE PLAN KEY NOTES

1	DEMO TOP LEVELS OF PARKING DECK, REF STRUCTURAL


N/F JASMINE AT MARIETTA CROSSING LLC & C/O PTC LLC PARCEL ID 17078800230 DB 14509, PG 3625
N/F JASMINE AT MARIETTA CROSSING LLC & C/O PTC LLC PARCEL ID 17078700120 DB 14509, PG 3609
ZONE AE
ZONE X
0.2% ANNUAL CHANCE FLOOD
FLOOD PLAIN LIMIT
ACCESS AND UTILITY EASEMENT
18 SPACES
6 PARALLEL SPACES
2 SPACES
1 PARALLEL SPACE
BUILDING "M" 3,501 SF
BUILDING "J" 2,100 SF
BUILDING "K" 1,500 SF
BUILDING "H" 3,849 SF
BUILDING "G" 3,895 SF
BUILDING "F" 10,600 SF
BUILDING "D" 4,309 SF
BUILDING "A" 4,497 SF
BUILDING "L" 4,800 SF
1-STORY METAL & CONCRETE WAREHOUSE (TYPICAL)
2-STORY BRICK/FRAME OFFICE 1,039 SF
EXTERIOR SUPPORT AREA
16 SPACES
4 PARALLEL SPACES
1 SPACE
30' SSE DB 3365 PG 128
30' SSE DB 3365, PG 280
30' SSE DB 8767, PG 379
30' SSE DB 3775 PG 353
DB 335 PG 82
DB 335 PG 36
ENCROACHMENT AGREEMENT DB 3434/PG 521
ENCROACHMENT AGREEMENT DB 3434, PG 521
AT&T EASEMENT DB 1264, PG 371
AREA RESERVED FOR PERPETUAL EASEMENT DB 3365, PG 280
DRAINAGE FACILITY DB 3365/PG 280
SIGN AREA PER LEASE DB 8924, PG 205
N/F CLEAR CHANNEL OUTDOOR INC PARCEL ID 17078800210 DB 1457, PG 5249 PB 136, PG 92
BILLBOARD EASEMENT AREA DB 10515/PG 500
SLOPE EASEMENT CONDEMNATION SUIT DOCKET NO. 88165342-99
20' POWER DISTRIBUTION LINE EASEMENT DB 3595, PG 22
APPROXIMATE CL LOCATION OF POWER DISTRIBUTION LINE REFERENCED IN DB 3595, PG 22
APPROXIMATE LOCATION OF DEMISED PREMISES AT LEASE 20,000 SQ. FT. DB 8924, PG 205
INTERSTATE 75
PUBLIC VARIABLE R/W
LIMITED ACCESS
ZONE AE
ZONE X

1 ARCHITECTURAL SITE PLAN
SCALE:1" = 30'-0"

Prime Group Holdings, LLC
395 Broadway | Saratoga Springs, NY 12866
T: 518.290.2099

Architect
Redline Design Group
6601 Six Forks Road, Suite 130
Raleigh, NC 27615
919.878.1660
redlinedg.com

MEP & Civil Engineer
E3i
137 Lewis Wharf
Boston, MA 02110
617.530.1104
e3i-inc.com

Structural Engineer
Uzun + Case
421 Fayetteville Street, Suite 1306
Raleigh, NC 27601
919.813.0670
uzuncase.com

STATE OF GEORGIA
MARC E. CHRISTOPHER
REGISTERED ARCHITECT
05/19/2026

REVISION SCHEDULE

No.	Description	Date

1155 Powers Ferry Pl,
Marietta, GA 30067

GA-10 ALTERATIONS

ARCHITECTURAL SITE PLAN

Project number	26-080
Date	
Drawn by	AJC

A0.0.1

Scale: As indicated

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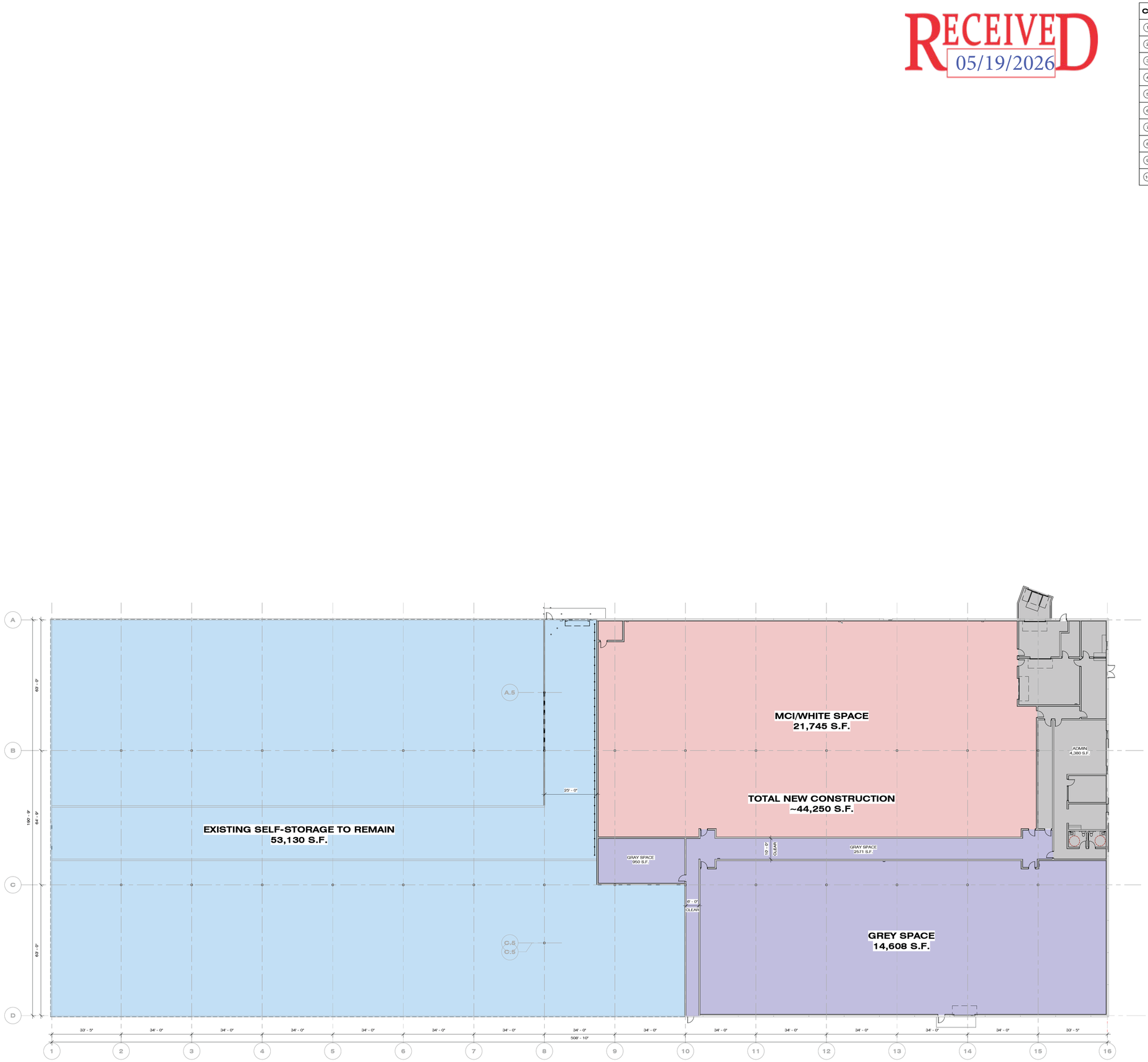
CONSTRUCTION KEY NOTES	
1	6" BOLLARDS TO BE INSTALLED AT ENTRY POINTS
2	GUARD RAILS
3	ALL WALLS TO BE TYPE E1 UNLESS NOTED OTHERWISE
4	-
5	-
6	-
7	-
8	-
9	-
10	-



1 1ST FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0"

Prime Group Holdings, LLC
395 Broadway | Saratoga Springs, NY 12866
T: 518.290.2099

Architect
Redline Design Group
6601 Six Forks Road, Suite 130
Raleigh, NC 27615
919.878.1660
redlinedg.com

MEP & Civil Engineer
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Boston, MA 02110
617.530.1104
e3i-inc.com

Structural Engineer
Uzun + Case
421 Fayetteville Street, Suite 1306
Raleigh, NC 27601
919.813.0670
uzuncase.com

STATE OF GEORGIA
MARC S. CHRISTOPHER
REGISTERED ARCHITECT
05/19/2026

REVISION SCHEDULE

No.	Description	Date

1155 Powers Ferry Pl,
Marietta, GA 30067

GA-10 ALTERATIONS

1ST FLOOR OVERALL PLAN

Project number	26-080
Date	
Drawn by	

A1.0.1

Scale	As indicated

TO THE MAYOR AND CITY COUNCIL

CITY OF MARIETTA

CONSTITUTIONAL CHALLENGE

COMES NOW, [redacted] LLC, hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for a rezoning of certain real property lying and being in the City of Marietta, Cobb County, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Rezoning of the property seeks a rezoning from the existing category of CRC to the category of CRC, as established by the governing authority of the City of Marietta, Georgia.

3.

The current CRC zoning classification of the property and all intervening classifications between same and the CRC rezoning as proposed within the City of Marietta are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classification of CRC and all intervening classifications between same and the CRC as proposed and as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Marietta Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 19th day of May 2026.

SAMS, LARKIN & HUFF, LLP

By:_____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010